

DPD

Director's Rule 16-2005

Applicant: City of Seattle Department of Planning and Development	Page 1 of 2	Supersedes: 17-77
	Publication: 5/5/05	Effective: 6/1/05
Subject: Reasonably Weathertight and Damp-Free Building Components	Code and Section Reference: SMC 22.206.080(A)	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040	
Index: Housing and Building Maintenance Code	Approved	Date
	(signature on file) Diane M. Sugimura, Director, DPD	5/23/05

Background:

Section 22.206.080 (A) of the Housing and Building Maintenance Code provides that every foundation, room and exterior wall, door skylight and window shall be reasonably weathertight, watertight, damp-free, and rodent proof, and shall be kept in a sound and sanitary condition and in good repair.

Rule:

The requirement of being “reasonably weathertight, watertight and dampfree” shall be interpreted so as to allow conditions that do not constitute a hazard because they provide adequate protection of these building components against decay and of the occupants against direct exposure to the elements. Examples of allowable conditions are the following:

- A cracked window where the glass is not separated.

- A cracked concrete basement wall that does not allow entry of moisture to the basement.
- Wooden structural members in contact with the soil, but not decayed to the extent that they are no longer capable of supporting normal loads, including vertical posts and stair stringers.
- Broken or missing foundation skirting where the skirting is not needed to protect the foundation members.
- Windows or skylights that do not allow entry of rain or wind but that have missing glazing compound.

Reason:

There have been varying determinations as to what constitutes reasonably weathertight, watertight, and damp-free conditions. This interpretation recognizes that the Housing and Building Maintenance Code sets minimum health and safety standards and that functioning building components may provide acceptable safeguards even if they do not meet the more stringent and desirable standards for new construction.